

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone-:
Seattle City Light	Lynn Best 386-4586	Cameron Keyes 684-8048

Legislation Title:

AN ORDINANCE relating to the City Light Department, declaring as surplus and authorizing the Superintendent or his designee to release a portion of a patrol road easement located in Snohomish County, Washington, within the right of way for the Bothell Substation to Creston Nelson Substation transmission corridor, accepting payment for the true and full value of the easement release from SHHC LLC dba D. R. Horton, and ratifying and confirming certain prior acts.

Summary of the Legislation:

This legislation authorizes Seattle City Light to grant a partial release of a patrol road easement to SHHC, LLC, dba D. R. Horton, to allow construction of the Nature's Ridge housing development in unincorporated Snohomish County, and accepts payment for the true and full value of the easement.

Background:

This legislation will declare as surplus and authorize the sale of a utility property right under the jurisdiction of Seattle City Light. **A public hearing is required pursuant to RCW 35.94.040.**

The City of Seattle has a 155 foot-wide electrical transmission easement which is part of the Bothell to Creston-Nelson transmission corridor, approximately 5 miles north of Woodinville. A 230 foot wide patrol road easement overlays and extends 75 feet west of a portion of the City's transmission line easement.

SHHC, LLC (SHHC), is the fee owner of the underlying land. SHHC has obtained preliminary approval from Snohomish County for the Nature's Ridge housing development, consisting of 72 single family residential lots. SHHC requests release of the west 75 feet of the City's patrol road easement in order to accommodate this development.

The City has never used the west 75 feet of the patrol road easement, has no plans for the area, and the area is not required for maintenance, operation, or future development of the City's transmission line easement. Seattle City Light recommends the release of the west 75 feet of the patrol line easement to the developer in return for payment of fair market value.

184th Street SE crosses the City's transmission line easement at the south end of the patrol road easement. The developer's plans will also require City Light to provide consent to Snohomish County for construction of a connection street from 184th Street SE, across a portion of the City's transmission line easement, to the Nature's Ridge development. This consent does not require City Council action.

The fair market value of the easement right to be conveyed to SHHC is \$520,000, as determined by appraisal. The property owner has agreed to pay City Light that amount for partial release of the easement.

 X **This legislation has financial implications.**

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Department	Revenue Source	2013 Revenue	2014 Revenue
Light Fund 41000	City Light	SHHC, LLC, dba D. R. Horton	\$520,000	
TOTAL			\$520,000	

Revenue/Reimbursement Notes:

Release of easement to be paid for by SHHC, LLC, dba D. R. Horton.

Other Implications:

a) **Does the legislation have indirect financial implications, or long-term implications?**

No.

b) **What is the financial cost of not implementing the legislation?**

The City would forego immediate payment of \$520,000 for the partial release of easement.

c) **Does this legislation affect any departments besides the originating department?**

No.

d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?

None.

e) Is a public hearing required for this legislation?

Yes. A public hearing is required under RCW 35.94.040. These hearings are usually conducted at the start of a regularly scheduled City Council Energy and Environment Committee meeting.

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No.

g) Does this legislation affect a piece of property?

Yes, a map is attached.

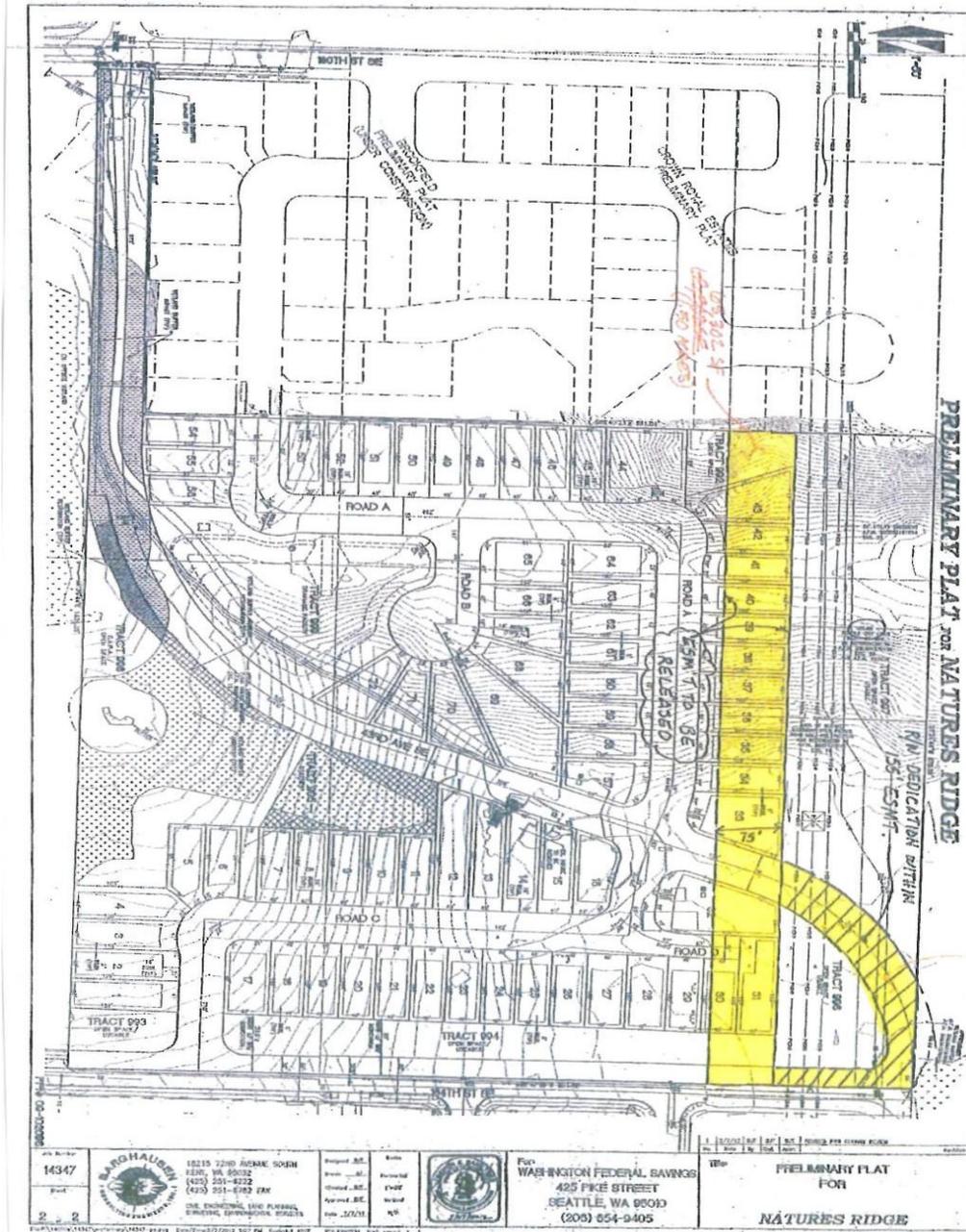
h) Other Issues:

None.

List attachments to the fiscal note below:

Exhibit 1- Map of Patrol Road Easement Area to be Released

Exhibit 1
Map of Patrol Road Easement Area to be Released



Also showing connection to 184th Street SE, to be granted to Snohomish County by consent.